

28 Avoca Crescent, Alfredton, Vic 3350

House For Sale

Friday, 14 June 2024

28 Avoca Crescent, Alfredton, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 879 m2

Type: House



Damian Shackell

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\$495,000 - \$525,000

Welcome to this delightful brick veneer home with a tiled roof, ideally situated on an expansive 875m² block in the heart of Alfredton. Currently on periodic tenancy with lovely long-term renters, this property offers a fantastic opportunity for both investors and homebuyers alike. As you step inside, you are greeted by a spacious formal lounge, perfect for family gatherings and entertaining guests. Adjoining this space is a versatile room that can serve as a study or a formal dining area, catering to your lifestyle needs. The heart of the home is the kitchen/meals area, featuring practical cork flooring and a split-system air-conditioning unit for year-round comfort. The kitchen is well-equipped with a freestanding gas cooker, dishwasher, timber cabinetry, and Laminex benchtops, making meal preparation a breeze. This charming residence boasts four generously-sized bedrooms, all with carpet flooring for added comfort. Three of the bedrooms include built-in robes, while the master bedroom features an ensuite complete with a shower, vanity, and toilet. The remaining bedrooms are serviced by a central family bathroom, showcasing vintage floor-to-ceiling tiling, an in-built bath, shower, and single vanity. Additional features of this well-maintained home include gas central heating ducted throughout (updated approximately 8 years ago), ensuring warmth during the cooler months. Step outside to the undercover alfresco area, perfect for outdoor dining and entertaining. The large backyard offers ample space for children to play and for gardening enthusiasts to create their own oasis. Off-street parking is plentiful with a single garage, a single carport, and convenient drive-through access to the backyard. Located close to schools, playgrounds, and the prestigious Ballarat Golf Club, this home is also zoned to the popular Ballarat High School, making it an ideal choice for families. Don't miss this rare opportunity to secure a charming family home in a sought-after Alfredton location. Contact us today to arrange a private inspection and experience the potential of 28 Avoca Drive for yourself. Ballarat's Best-Selling Team